

**CESAS Form 19 Support Documentation  
Savannah Marina  
Chatham County, Georgia**

The following information is submitted as support documentation in association with the attached application requesting authorization to impact waters of the U.S. pursuant to Section 10 of the Rivers and Harbors Act of 1899 and the Coastal Marshlands Protection Act of 1970 pursuant to the Official Code of Georgia Annotated, Part 12-5-286 (OCGA).

**1.0 Project Description**

Wilmington Partners, LLC (applicant) is proposing to install a new marine forklift pier and conduct maintenance and repair of an existing dock at the Savannah Marina. The project will allow the applicant to launch and recover recreational vessels from the waterway for landside storage. The project site is located on the western side of Wilmington Island on Turner Creek, north of and adjacent to Wilmington Island Road in Chatham County, Georgia.

**2.0 Site Conditions**

The project site consists of three parcels (Lightship Tavern/Marina, Police Camp parcel, and Sail Harbor Marina). The applicant purchased the properties recently and permitted improvements to the Lightship property under CMPA Permit #776. The permit included demolition of the existing restaurant and structures over the waterway and installation of a new pile supported platform and floating docks. The permit authorized a total of 30,000.75 square feet (0.689 acre) of new structure over the waterway. To-date, the old structures have been demolished, and the substructure/framing of the pile supported structure has begun. The applicant plans to complete the pile supported platform and begin installing the floating docks in 2024/2025 under the terms and conditions of the existing permit. The marshline on the site was verified by DNR under CMPA Permit #776 and is still valid.

On the Police Camp parcel and Lightship parcel, the applicant also installed a timber bulkhead behind the verified CMPA line along the Turner's Creek frontage. The Police Camp parcel still contains a dock which consists of a timber walkway, pierhead, and a single float. The total dock structure totals 2,058.5 square feet (0.047 acre). The marshline was verified by DNR on August 19, 2022 prior to installation of the bulkhead, and DNR inspected the site after it was completed. The attached permit exhibits show the new bulkhead as the CMPA line.

The previous Sail Harbor Marina was used as a boat yard and marina for large sail boats and other pleasure craft. The site contains an existing marina store/office, boat yard, and parking. The marina is now owned and operated by the applicant but no longer offers haul out of large vessels. The existing docks total approximately 12,828 square feet (0.294 acre). The marshline on the site was previously verified by DNR on August 19, 2022 and is represented on the attached permit exhibits. The shoreline is protected with rip-rap.

Existing Structures:

As mentioned, the shoreline along Turner Creek is stabilized with either a bulkhead or rip-rap. The rip-rap revetment measures approximately 105' x 10' of which only 105' x 3' (315 sf / 0.007 acre) is within jurisdiction. The existing wooden bulkhead which was installed in upland measures approximately 540' x 1' (540 sf / 0.012 acre). The existing marina structures on the Sail Harbor parcel including floating docks, pile supported platforms, and gangways totaling approximately 12,828 square feet (0.294 acre). The existing Police Camp dock totals approximately 2,058.5 square feet (0.047 acre) and includes a 10' x 28' (280 sf) wooden walkway

leading to a 18' x 33.5' (603 sf.) covered pierhead. The roof on the pierhead is 11'3" tall to the apex and 7'3" to the eave. Channelward of the pierhead, a 62' x 11.5' (713 sf) platform leads to 3' x 15.5' (46.5 sf) gangway which connects to a 52' x 8' (416 sf) float. The timber framing for the platform on the Lightship parcel totals approximately 2,588 square feet (0.059 acre).

### **3.0 Proposed Activities in Jurisdiction**

The applicant is proposing to install a new pile supported platform at the Sail Harbor docks for access to the waterway for launch and recovery of vessels. The structure will allow vessels to be loaded and unloaded onto a marine forklift for service or landside storage. Between the two existing pile supported concrete travel ways, the applicant will install a 120' x 17' pile supported concrete deck. The deck will extend from the upland and terminate at the waterway. The area of new structures proposed within jurisdiction totals 2,040 square feet (0.047 acre). The proposed deck will be supported by (21) 16" concrete piles. It may be possible that installation of the forklift pier will require minor removal of existing rip-rap along the shoreline. If that is the case, any rip-rap stones that need to be removed will be removed from jurisdiction and not repositioned or replaced within jurisdiction.

The applicant is also proposing to perform maintenance and repair to the existing timber dock on the Police Camp parcel totaling 2,058.5 square feet (0.047 acre). No new impacts are associated with the maintenance and repair, and activities include replacing the existing timber decking, railing, several wood piles, repairing the existing roof, and elevating the walkway to connect to the existing bulkhead. The existing float will remain in place. No modifications to the Lightship docks authorized under CMPA Permit #776 are proposed. These docks will be installed as per the terms and conditions of the existing, valid permit.

No dredging, fill, bank stabilization, maintenance dredging, or other activities are proposed within jurisdiction. The existing Sail Harbor floating docks extend 181 feet into the waterway from MLW where the waterway is approximately 500 feet wide (MLW-MLW). The new forklift pier will extend approximately 25 feet into the waterway where the waterway is approximately 450 feet wide (MLW-MLW). The existing Police Camp dock extends 41 feet into the waterway from MLW. All work will be conducted from upland or by waterborne crane and barge in a manner to minimize turbidity in the waterway, and the applicant will ensure that no oils or other pollutants are released into the waterway during construction.

### **4.0 Upland Component:**

The upland component of the project is defined as all the services, amenities, etc. inland of the jurisdiction line that serve to augment the function of the marshlands component. The applicant is proposing to develop a dry-stack boat storage facility on-site and construct a marina store, bait/maintenance shop, and walkway for access between the dock structures. The facility will contain five dry stack structures totaling approximately 12,022 square feet (0.276 acre). Two of the structures measuring 156' x 32' and 155' x 32' will be three-sided covered buildings. Three of the structures measuring 15' x 32,' 15' x 53,' and 15' x 53' will remain uncovered with a gravel base.

The 50-foot upland component buffer is partially paved with concrete. Within the buffer, there is approximately 3,880 square feet (0.093 acre) of existing pavement. A portion of one of the uncovered/gravel dry stack units will be located within the buffer totaling approximately 362 square feet (0.008 acre). For access to the dry stack facility, the applicant will modify the existing concrete on-site by adding approximately 420 square feet (0.01 acre) of new pavement, using and/or re-paving approximately 2,255 square feet (0.052 acre) of existing pavement, and removing or replacing 1,205 square feet with pervious surface (0.028 acre). The marina store

previously proposed on the Lightship parcel will be centrally located on the Police Camp parcel at the previous location of the house structure on the Police Camp parcel. Adjacent to the marina store will be a small bait/maintenance shop. The proposed buildings will total 2,034 square feet (0.047 acre). A pervious walkway totaling 5,600 square feet (0.129 acre) will be installed along the bulkhead to connect the dock structures and provide safe access between the facilities.

### **5.0 Needs Assessment & Alternatives**

The proposed modifications to the Savannah Marina are needed to haul-in / haul-out boats at the facility and to repair existing structures. The Sail Harbor Marina previously included a boatyard where large vessels and sail boats could be hauled from the water for repairs and maintenance. With the change from a commercial boatyard to a recreational marina, modifications are needed to accommodate recreational vessels. The ability to launch and recover vessels on-site allows the marina to provide dry stack storage which is a preferred alternative to installing more docks for waterside storage. For the forklift pier, the project will minimize impacts by utilizing the existing travel way that was previously used for the Sail Harbor boat yard. The applicant evaluated restoring the travel lift system, but that it is not feasible for the proposed recreational boat use. The travel lift was previously used to haul large sail boats and other pleasure craft out of the water for service and repair. The marina will no longer offer this service but needs a way to haul out recreational vessels for dry stack storage as mentioned above. A travel lift is designed to accommodate large vessels but is unable to safely haul out smaller vessels. A marine forklift system is the industry standard for safely hauling smaller vessels. The only other alternative for haul-in / haul-out is to install a boat ramp. This alternative, however, is not feasible for dry stack boat storage as boats will not be stored on trailers. This alternative would require land disturbance to tidal water bottoms and paving on top of existing marsh vegetation. Construction of the proposed pile supported structure is the environmentally preferable alternative to achieve the project purpose.

The existing wooden dock on the former Police Camp parcel is used in a limited capacity as tie up space for the marina and will continue to provide additional tie-up space and general water access/enjoyment once the new marina is developed. The existing structures are nearing the end of their service life and need to be repaired or replaced in-kind. The dock is still in good shape and is serviceable, but the walkway had to be modified to install the existing bulkhead. In addition, the upland behind the bulkhead is higher in elevation than the pre-existing condition, so the walkway needs to be replaced and sloped to meet the elevation of the existing pierhead. The remaining elements of the dock will be repaired or replaced with structures of the same dimensions. No new impacts or other modifications are associated with the repair activities to this dock structure beyond the slight re-design of the walkway to match existing site elevations.

### **6.0 Threatened and Endangered Species**

The property was assessed for the potential occurrence of threatened and endangered species and habitats suitable to sustain listed species for Chatham County, Georgia. The habitats found on site consist of open water, vegetated marsh, and maintained upland area. The developed upland habitat is not suitable to support any protected species. Turner Creek could potentially support shortnose sturgeon, Atlantic sturgeon, and west Indian manatee. The project consists of elevated deck construction and requires the installation of an estimated 15 (16") concrete piles below MHW (final pile count/size TBD upon final design). Only nine piles are expected to be installed below MLW. Replacement of several wood piles at the Police Camp dock may also be required. The short construction period will reduce the overall noise levels and disturbance to aquatic habitat. It is expected that pile driving activities will last no more than 8 days total. A wood cushion block will be used on top of the piles which will reduce noise levels. It is therefore expected that the project would have no effect on either sturgeon species. To avoid adverse

effects on the west Indian manatee, the U.S. Army Corps of Engineers (USACE) standard manatee conditions will be employed during construction and operations of the marina.

### **7.0 Essential Fish Habitat**

The proposed waterside activities are located within Turner Creek which has been identified as Essential Fish Habitat (EFH). The proposed project, however, only requires construction of a pile supported addition to the existing marina with a minimal amount of shading over vegetated marsh. The remainder of the structures will be over open water. It was therefore concluded that the proposed project would have no significant adverse effect on EFH.

### **8.0 Supplemental Information**

This additional information is provided for compliance with Coastal Marshlands Protection Act of 1970 information requirements:

#### **OCGA 12-5-286. Permits to fill, drain, etc., marshlands.**

*(b) Each application for such permit shall be, properly executed, filed with the department on forms as prescribed by the department, and shall include:*

*(1) The name and address of the applicant-*

Wilmington Partners, LLC  
Attn: Mr. Guy Davidson  
110 Park of Commerce Drive, Suite 110  
Savannah, Georgia 31405

*(2) A plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify the coastal marshlands affected-*

See attached drawings

*(3) A plat of the area in which the proposed work will take place-*

The owner currently has a water bottoms lease with the Georgia DNR, and ownership documentation was submitted to DNR for the lease.

*(4) A copy of the deed or other instrument under which the applicant claims title to the property or, if the applicant is not the owner, then a copy of the deed or other instrument under which the owner claims title together with written permission from the owner to carry out the project on his land. In lieu of a deed or other instrument referred to in this paragraph, the committee may accept some other reasonable evidence of ownership of the property in question or other lawful authority to make use of the property; The committee will not adjudicate title disputes concerning the property which is the subject of the application; provided, however, the committee may decline to process an application when submitted documents show conflicting deeds-*

Attached is a copy of the deed to the property. The owner currently has a water bottoms lease with the Georgia DNR, and ownership documentation was submitted to DNR for the lease.

***(5) A list of all adjoining landowners together with such owners' addresses, provided that if the names or addresses of adjoining landowners cannot be determined, the applicant shall file in lieu thereof a sworn affidavit that a diligent search, including, without limitation, a search of the records of the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses, as the case may be, of adjoining landowners-***

Savannah Police Recreation Camp  
P.O Box 8032  
Savannah, Georgia 31412

***(6) A letter from the local governing authority of the political subdivision in which the property is located, stating that the applicant's proposal is not violate of any zoning law;***

Attached are the stamped and signed drawings and the Chatham County letter verifying that the proposed activities are not in violation of the zoning ordinances of the County.

***(7) A non-refundable application fee to be set by the board in an amount necessary to defray the administrative cost of issuing such permit. Renewal fees shall be equal to application fees, which shall not exceed \$1,000.00 for any one proposal and shall be paid to the department.***

The applicant has provided a \$500 application fee.

***(8) A description from the applicant of alternative sites and why they are not feasible and a discussion of why the permit should be granted-***

All proposed structures are water dependent, and there is not a non-water dependent alternative to provide boat access to the waterway. It is therefore assumed that any other alternative site would require just as much or more impact. See above project description for details.

***(9) A statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over a landfill or hazardous waste site and that the site is otherwise suitable for the proposed project-***

To the best of the applicant's knowledge, the property is suitable for the uses/structures proposed by this application. According to a review of the EPD Hazardous Site Inventory (Revised July 2018), there are no known landfill or hazardous waste materials present.

***(10) A copy of the water quality certification issued by the department if required for the proposed project-***

The project will be authorized by Letter of Permission from the U.S. Army Corps of Engineers (USACE), and a 401 Water Quality Certification is not required.

***(11) Certification by the applicant of adherence to soil and erosion control responsibilities if required for the proposed project-***

The project will conform to all required land disturbing and stormwater management permits as required by Chatham County.

***(12) Such additional information as is required by the committee to properly evaluate the application.***

This application has been prepared with consideration for the interests of the general public of the State of Georgia as defined in OCGA 12-5-286(g). OCGA 12-5-288(b) lists eight activities that are normally considered contrary to the public interest. They include 1) marsh fill for residential, commercial, industrial uses; 2) marsh fill for private parking lots or private roadways; 3) construction of dump sites; 4) ditch/canal construction for draining marsh; 5) mining; 6) construction of lagoons or impoundments; 7) construction of structures which constitutes an obstruction of view to adjoining riparian landowners including signs and enclosures; and 8) occupying a live-aboard vessel for more than 30 days. The proposed project does not include activities that would fall within any of these categories. The proposed project will provide a new launch and recovery service for the marina and is not contrary to the public interest.

**OCGA 12-5-286. Permits to fill, drain, etc., marshlands.**

***(g) In passing upon the application for permit, the committee shall consider the public interest, which, for purposes of this part, shall be deemed to be the following considerations:***

***(1) Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal-***

The proposed project will not alter natural flow of navigable waters nor will it obstruct public navigation. The forklift pier will be located within the footprint of the existing travel lift. The proposed structures will extend no further into the waterway than the existing floating docks. Repair activities at the Police Camp dock will be located within the footprint of the existing structure. No modifications are proposed to the permitted Lightship docks.

***(2) Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created-***

The proposed project consists of installing a pile-supported deck within the footprint of the existing marina facility and maintenance and repair activities. No filling, dredging, or bank improvements will could alter tidal flow within the waterway are proposed. The proposed platform will not increase erosion, shoaling of channels, or create stagnant areas of water.

***(3) Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp,***

***oysters, crabs, clams, or other marine life, or wildlife, or other resources, including but not limited to water and oxygen supply-***

The proposed project will not interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, or wildlife, or other resources, nor affect water and oxygen supply. The project consists of the addition of a pile-supported structure within the footprint of the existing marina. No new area will be developed which could affect wildlife or aquatic species habitat or conservation.

**From:** [Brandon Wall](#)  
**To:** [Osborne, Cheyenne](#)  
**Subject:** RE: Follow-up - Savannah Marina  
**Date:** Thursday, September 26, 2024 8:44:07 AM  
**Attachments:** [Sail Harbor Marina Record Drawings - 7.14.16.pdf](#)

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Cheyenne,

I tried to stay away from listing the dimensions just because of the wonky configuration. It is going to be tough to get the listed dimensions and total square footage to jive and be accurate. Not sure how you would do it, but here goes my best shot:

Two fixed wooden walkways extend from the upland. The western walkway is approximately 75' x 6' (within jurisdiction). A 32' x 4' gangway leads to a 73' x 7' float. On the downstream side of the main float is a 23' x 9' float, a 140' x 7' float, and a 267' x 7' float. Extending channelward from the longest float is a 68' x 20' float with a 36' x 6' finger float extending downstream and a 247' x 8' float on the channelward side.

The eastern fixed walkway is approximately 85' x 6' (within jurisdiction). A 23' x 4' gangway leads to a 136' x 8' float extending channelward. On the upstream side of the main float are three fingers measuring approximately 129' x 7', 128' x 7', and 125' x 8'. An approximately 7' x 8' corner brace is located on the middle floating finger pier.

Between the two fixed wooden walkways are two pile supported concrete platforms previously used to support the boat hoist. They measure approximately 103' x 2.5' and 107' x 2.5' within jurisdiction.

The total estimated square footage within jurisdiction based on the dimensions listed above is approximately 12,757 square feet.

As a side note, the permit application says 12,828, but I think that includes portions of the walkway over upland.

Attached is an as-built provided by the applicant from 2016. I had to use this and a CAD file to estimate the dimensions. Please note the walkway dimensions listed above are shorter than shown on the as-built because I only included portions within jurisdiction. The as-built lists the total length (over marsh and upland).

Hope this helps, and give me a call if you want to go over it.

Thanks,

Brandon W. Wall  
Senior Project Manager  
sligh **environmental consultants, inc.**



**From:** [Brandon Wall](#)  
**To:** [Osborne, Cheyenne](#)  
**Subject:** RE: Follow-up - Savannah Marina  
**Date:** Wednesday, October 2, 2024 1:40:29 PM

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Cheyenne,

Had a bit of calculating/estimating to do. The upland buffer stuff is a bit of a mystery to me, so I gave it my best shot. Please see below answers.

- Total sq.ft. of the 50ft. marshlands buffer. We estimate the upland component 50-foot buffer totals 26,820 square feet (0.616 acre). It is partially paved with concrete as part of the previous boatyard service/repair facility and contained a house on the Police Camp parcel up until it was demolished a couple years ago.
- Total sq.ft. of each structure/ground cover of the entire upland component. The dry stack buildings were the only specifics included in the description. The rest were only provided within the 50ft. buffer, which will also be used. Dry Stack Buildings= 12,022 SF. Pavement for Dry Stack Access = 17,400 SF. Gravel Around Dry Stack Access = 2,075 SF. Marina Store/Bait Shop = 3,963 SF. Walkway = 5,490 SF
- Percent impervious cover existing, and percent impervious cover upon completion, within the 50ft. buffer. Existing = 4,072 SF (15.2%). Proposed = 4,709 SF (17.5%). Please note that the “existing” impervious cover does not include the house on the Police Camp parcel that was recently demolished. Therefore, up until just a couple years ago, the percent-proposed would have been lower than the percent-existing for the upland component. The proposed marina store will be in the location of the pre-existing house structure, and the proposed dry stack pavement will be located on top of existing concrete. So the net change in impervious structure is negligible.

Thanks,

Brandon W. Wall  
Senior Project Manager  
sligh **environmental consultants, inc.**  
31 Park of Commerce Way, Suite 200B  
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t. 912.232-0451 / f. 912.232.0453  
<http://www.slighec.com>

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**From:** Osborne, Cheyenne <cheyenne.osborne1@dnr.ga.gov>  
**Sent:** Wednesday, October 2, 2024 12:39 PM  
**To:** Brandon Wall <B\_Wall@slighec.com>  
**Subject:** RE: Follow-up - Savannah Marina

Brandon,